Karen Johnson Davidson County
Batch# 643148 DEEDWARR
05/24/2021 12:38:30 PM 2 pgs
Fees: $13.00 Taxes: $2,405.00
20210524-0070038

This Instrument Prepared By:
R. Francene Kavin, Attorney-at-Law
Watauga Title and Escrow Co., LLC
230 Glenis Drive, Suite 304, Liberty Square
Murfreesboro, Tennessee 37129
from information furnished by the parties

ADDRESS NEW OWNER:
Gregg Homebuilding Company, LLC
1400 W. Main Street
Franklin, TN 37064

SEND TAX BILL TO:
Owner

MORTGAGEE:
FirstBank
722 Columbia Avenue
Franklin, TN 37064

Map/Parcel
159 00 0 056.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Jefferson Adcock and Adora Evelyn Adcock, husband and wife,** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Gregg Homebuilding Company, LLC, a Tennessee limited liability company**, hereinafter called the "GRANTEE", its successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being **Lot No.** 1 on the **Plan of Foster Subdivision** of record in Plat at Instrument No. 20070103-0001303, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jefferson Adcock and Adora Evelyn Adcock, husband and wife, by Warranty Deed dated May 28, 2015, from Larry Roger Foster and Linda Heflin Johnston, Trustee, of record in Instrument No. 20150602-0050924, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2021 and subsequent years.

This is **improved** property known as **1140 Oman Drive, Brentwood, Tennessee 37027.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and, GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and its successors and assigns, against the lawful claims of all persons whomsoever. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS OUR HANDS, this the **19th** day of **May, 2021**.

Jefferson Adcock

Adora Evelyn Adcock

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Jefferson Adcock and Adora Evelyn Adcock,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 19th day of May, 2021.

R FRANCENE KAVIN
NOTARY PUBLIC

R. FRANCENE KAVIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: Oct 12, 2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $650,000.00.

AFFIANT

Subscribed and sworn to before me on this 19th day of May, 2021.

NOTARY PUBLIC

CHERIE FRANKLIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-30-2021

My Commission Expires: 5-30-21

File No. 21056587

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law

Signature - Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CHERIE FRANKLIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-30-2021

My Commission Expires: 5-30-21